

SAN LORENZO VILLAGE HOMES ASSOCIATION

MEETING NO. 1201

MINUTES

1.1 CALL TO ORDER - The regular meeting of the San Lorenzo Village Homes Association Board of Directors was held Thursday, June 18, 2009. President Wulf Bieschke called the meeting to order at 7:41 p.m.

1.2 SALUTE TO THE FLAG – President Bieschke led the Board and the audience in the pledge of allegiance.

2.3 ROLL CALL – Directors Wulf Bieschke, Kathy Martins, Margaret Wright, Richard Ogg and Mel Medeiros, were present.

2. 0 MINUTES FROM THE PREVIOUS MEETING -

Director Wright made a motion to approve board meeting no. 1199, regular meeting on May 21, 2009, and work session 1200 on June 16, 2009. Director Martins seconds, the motion carries unanimously

3.0 COMMENTS FROM PUBLIC AGENCIES -

3.1 CHP

Officer Eric Roz was present and reported the following statistics:

	San Lorenzo	Alameda Co. Total
Collisions	18	135
Tickets	60	1759
Storage/Impounds	3	77
Recoveries	0	7
Reported Stolen	0	13

Officer Roz asked Officer Tuazon to break down the DUI statistics into areas that will show the statistics for San Lorenzo. He will have this available at the next meeting.

Roz stated that they have got several calls about speeding on Via Alamos and large trailers being parked on many of the streets in San Lorenzo. They have increased patrols on Via Alamos and plan to position a speed trailer in the area. The trailers are another issue. The CHP cannot tow these trailers unless they are in violation of a vehicular code, or have expired registration.

3.2 SHERIFFS DEPARTMENT

Deputy Liskey reported on the crime statistics for May 2009.

Liskey stated that his department participated in the car shows at Arroyo High School and St. Johns Church. They will be starting another Citizens Academy in late August with more information on this to follow in a future meeting.

Liskey said they have been doing bar-checks in the area for the past month. They have been looking for under-aged drinkers, and for patrons who are over intoxicated and attempting to drive. They have also eradicated several marijuana groves in the past month, confiscating guns, ammunition and marijuana plants. Liskey reported that the Cop Shop Flea Market was a success. They raised over \$3600, and are likely to have another Flea Market in September 2009.

Liskey said that on May 27, 2009 the Sheriffs Department lost Sgt. Jim Jukich to leukemia. He said that Jukich served 26 years in the department. He would be remembered by his colleagues as well as by many of the residents in the unincorporated area for his dedication and his service.

It was asked as to how the Alameda County Budget cuts would affect the Sheriffs Department, the Cop Shop and traffic enforcement. Liskey stated that the School Resource Officers would be cut, and the Fairmont Animal Shelter would possibly be shutting down due to lack of funds. All of the specialized units would have employee cuts. He had not heard that the Cop Shop will be shut down, although staff may be decreased. The State budget would affect the county even more once it is voted upon.

Ready asked if Liskey knew of a series of break-ins on Via Mariposa. He stated that he would look at his statistics and report back, he has not heard of a "series" of robberies on the street.

3.3 Supervisor Lai- Bitker-

Staff member, Gene Calderon, reported that next week the Alameda County Board of Supervisors (BOS), would be deliberating over the budget. He asked residents to write or email their respective Supervisor with items they feel should not be cut from the budget. One of these items may be the Fairmont Animal shelter. Calderon reported that his office sent out flyers regarding the gas tax and what would happen if the State took away these funds from its local jurisdictions. Much of this money (15 million for Alameda Co.) is used by the Public Works department, fixing roads, picking up debris etc. Without these funds Public Works would have less than half of its yearly budget to work with.

Resident Ernie Delligatti asked why the unincorporated area is always getting its funds cut. Calderon stated that the gas tax will be taken from all counties and cities, not just San Lorenzo.

Director Wright asked Calderon to update the audience as to the status of the San Leandro Hospital. Calderon stated that Sutter is going to close operations at San Leandro Hospital on September 30, 2009 and have offered the facility to the County as a rehab center. The Board is looking at the options presented by Sutter and will be discussing this at the end of the month. The Administrator said that this is a very tough decision for the Supervisors. The BOS would have to reject the 6 billion that Sutter has offered them, and then retrofit the Fairmont Hospital within 10 years because it is not earthquake safe. The county would have to put in approximately 170 million to retrofit Fairmont and would need only 10 million to keep the San Leandro Hospital open. However, SL residents want a 24 hour emergency room and if the County takes over as a rehab center, there would not be a 24 hour emergency room.

Calderon stated that there will be a follow-up meeting on the changes to the Marijuana Clinic Ordinance. The meeting will be held in the Association Community Hall in San Lorenzo on Wednesday, July 22, 2009. All the County Supervisors will be in attendance and will be discussing the draft ordinance on marijuana clinics.

3.4 Zoning Enforcement Report – The report was left on the back podium for all residents.

3.5 Public Comment-Items Not on the Agenda-

Resident Ernie Grucza from Via Nube requested what the status of the proposed A street extension was. He is concerned that Hayward will make a decision without letting residents voice their concerns. He also reported that the planes that are flying from the Hayward Airport have increased and are much noisier. He would like to see this issue addressed, and readings of the noise be taken accurately.

4.0 Financial Report—

4.1 Approval of May 2009 Expenditures, including payroll.

Director Martins makes a motion to approve the expenditures for May 2009, Director Ogg seconds, the motion passes unanimously.

5.0 ADMINISTRATOR’S REPORT

5.1 Summary of Outbuilding/Garage Policies –

The Administrator reported that the proposal for outbuildings/garages was published in the last newsletter. The Board is going to conduct a survey of members to determine what size homeowners would generally prefer.

5.2 Other Informational Items-

The Administrator reported that per the last Board meeting, she has written a letter to the City of Hayward from the Association Board opposing the A street extension.

She stated that San Lorenzo Day at the fair is Thursday, July 9,2009. The Association office will also have discount fair tickets for members of the Association. You can get up to four tickets per household.

6.0 OTHER BUSINESS (MOTIONS MAY BE REQUIRED)

6.1 Neighborhood Preservation Ordinance- Tona Henninger-8 pm

Henninger went over the proposed changes to the ordinances. She gave a general overview of the cases that the county dealt with last year. She noted that the majority of violations were for weeds and maintenance. In 2009 the calls and referrals have gone up dramatically. As of April 2009 her department had over 596 cases referred to them of which over 700 violations had been opened /investigated. Her department is considering changes in the fine process as well as how they deal with re-inspections for violations to the Neighborhood Preservation Ordinance (NPO). For abatement violations her department was allowing 15 days prior to a response or a correction, they are now allowing only 10 days.

If after the 10 days the violation still occurs there is an inspection fee charged and then in another 10 days a hearing is set before the Board of Zoning Adjustments (BZA), who is zoning's authority body for abatement issues. For non-abatable items (cars on lawn, graffiti, garbage cans left out), there is now a re-inspecting every 3 days versus every 5 days. This is especially true with graffiti. Zoning understands that many homeowners/business are victims of this graffiti. Her department offers programs and free paint to help residents, however they try to get the graffiti removed as soon as possible.

Henninger stated that all of these proposed changes will go before BOS on July 16, 2009.

6.2 Status of County Budget and States proposal to borrow more funds-

The Administrator reported that the county is approximately 177 million in debt. The BOS will be looking into where it can make cuts in service and staff to make up for this shortfall. She noted that the budget hearings will begin next week and encouraged residents to follow the meetings. The State is also trying to budget a 21 billion dollar deficit and this could have a huge impact on our county and city services.

Director Ogg made a motion that the Administrator write a letter on behalf of the Board asking the State not to take or borrow monies from local jurisdictions to balance its budget. This letter would be forwarded to the members of the Budget Committee, Senator Ellen Corbett and Assemblymember Mary Hayashi. Director Wright seconds. The motion carries unanimously.

6.3 Redevelopment's purchase of Church property at Hacienda and Via Toledo

President Bieschke stated that the county is looking into purchasing this church through redevelopment funds. The contract will be written on a contingency basis allowing the community four months to make a decision as to the use of the property. The San Lorenzo Initiative committee has made its suggestions for the property. They want a multi-purpose center there for seniors and youth with a possible aquatic (pool) center. The idea of putting this item on the board's agenda was to give residents an opportunity for more input.

Ready stated that the residents around the church need to be informed and given the highest priority about the proposed options that are being discussed for the church property. Whatever changes are decided to that property will impact those residence the most.

The Administrator stated that something will be put in the next newsletter regarding this issue to get more input and to possibly invite residents to a meeting where this will be discussed in more detail.

6.3 Discussion of EALI recommendations from various groups-

President Bieschke stated that the group met last night and discussed ways to get more community involvement from all unincorporated areas of San Lorenzo, Cherryland, Ashland, Fairview and Castro Valley. All areas (Castro Valley wasn't present) support a Community Unincorporated Area Committee whose purpose will be to discuss various County issues relating to the unincorporated area and to recommend items for the County Unincorporated agenda. The group will meet prior to the Unincorporated Services meeting about marijuana clinics on July 22, 2009 and invite Castro Valley representatives to attend.

7.0 COMMITTEE REPORTS

7.1 San Lorenzo Initiative Committee-

Director Wright stated that there are two priorities of the initiative. Land Development and Youth Resources. The committee wants to see more youth involvement in the community. One idea was to get youth involved in keeping San Lorenzo Clean by handing out and/or designing napkins for the fast food restaurants in our area that say "Keep San Lorenzo Clean". The group continues to look at ways to engage the youth in San Lorenzo and make them a part of the solution to a better, more vibrant community for all the residents.

7.2 Community Engagement Committee-

Director Wright stated that the committee has been working very hard to pull together the July 4, 2009 festivities for San Lorenzo residents. They have a tentative agenda which includes jump houses for the children, tattoos and bubble blowing, relay races a pie eating contest and barbeque. They will have a guest singer and a power point presentation that will give a brief history of San Lorenzo. Wright said they are looking for donations, people to volunteer for the event and talented youth to perform. Anyone interested should contact the Homes Association office.

Director Wright reported that they are continuing to get a weekly newsletter out to residents at the local Farmers Market on Saturdays. .

Director Wright noted that she and Director Martins continue to wear Christmas hats at meetings to raise money for an artificial tree for the Associations Winter-fest activities.

7.3 Library Advisory-

There was no quorum at the last library meeting. The art work for the library has been discussed. The county wants one type of art work; the Library Committee wants another type. It should be interesting to see how each side does or does not compromise in this area so that we can get some new local art with the renovations of the library.

8.0 LIENS AND VIOLATIONS REPORT-

There have been no liens released since the May 21, 2009 board meeting.

May 2009		
Number	Violation	# of Letters
1/19	Inoperable Vehicles in driveway	20
2/22	Recreational veh/trailer in driveway	6

Number	Violation	# of Letters
6	Lack of Gen Maintenance	18
10	Lawn Height	64
11	Dead Trees	0
12	Overgrown Vegetation	0
13	Holiday Lights	8
14	No signs	0
15	Building Exterior	1
16	Dirt Accumulation	0
17	Attractive Nuisances	0
18	Lean/miss fence	0
20/7	Unpaved parking	2
21	Working on vehicles	1
23	Dogs/Cats more than 2	0
24	Barking dogs	0
25	Prohibited animals	0
26	Excessive noise	1
27	No Home Business	0
28/99	Other/ comments	4
30	Multiple Violations	14
31	Plans needed	2
	Total	141

9.0 Hearings and Variance Issues (requires recommendations motion)

Hearings

- | | | |
|---|-------------------|---|
| 1 | 17366 VIA ANDETA | Multiple Violations/Inops and debris- owner has 30 days to register vehicles |
| 2 | 15800 VIA DEL SOL | Parking on lawn/debris on lawn- Vehicles removed off lawn, asking |

		owner to remove tool box from lawn
3	15959 VIA PARO	Yard Maintenance- Lawn mowed, asking owner to take Care of weeds around garden area.
4	15874 VIA PARO	Holiday Lights- Fine, and revisit
5	16066 PASEO DEL Campo	Unapproved carport no plans- All violations cleared, closing.
6	16070 VIA PINALE	Trailer 36 hrs+/Motorhome stored in driveway- Owner provided Registration and is moving motorhome
7	16161 VIA ALAMITOS	Lawn maintenance- Owner hired gardener, closing
8	16153 VIA ALAMITOS	Yard Maintenance- Fine and refer to county
9	16082 VIA ALAMITOS	Yard Maintenance- Ask owner to submit landscape plans and Remove trailer
10	998 BOCKMAN ROAD	Yard Maintenance- Yard mowed, sending watering tips to owner
11	1229 VIA DOLOROSA	Inop/Stored Vehicle- Fine and refer to county
12	1165 VIA DOLOROSA	Yard Maintenance- Lawn mowed but weeds up by garden Giving owner 10 days to cut weeds or will fine
13	76 PASEO GRANDE	Yard Maintenance- Lawn mowed closing
14	16014 VIA TOLEDO	Inop/Stored Vehicle- Refer to Traffic Control and revisit in 30 days
15	171 PASEO GRANDE	Yard Maintenance- Fine and revisit in 30 days
16	1280 VIA CORALLA	Yard Maintenance- Violations cleared, closing
17	17343 VIA EL CERRITO	General Maintenance of Property-lawn/fence/ext . siding- Working With owner to bring into compliance
18	1627 VIA SARITA	Yard Maintenance- Closing new owner fixing front yard
19	2170 CORTE Hornitos	Holiday lights- Giving owner 30 days or will fine
20	15577 LORENZO	Building Maintenance-Shed built in back yard no plans- Fine and Refer to county –revisit in 45 days
21	1063 BOCKMAN ROAD	Yard Maintenance- Final notice for landscaping then fine

VARIANCES

1. 15912 Via PInale- Second Story- **Approved with condition setbacks are all at minimum 5 ft.**
2. 17440 Via Primero- Addition with set back of 3’10” where 5’ is required. -**Rejected as submitted, Administrator to get clarification about setbacks in and around residents house and history of set backs in the area approved by county.**

3. 17201 Via Del Rey- Shed already built in back yard-***Approved with modifications***

Director Ogg moves to approve the Hearing and Variance recommendations, Director Martins seconds, the motion carries unanimously.

Public Comment

Resident Kathy Ready said that the Housing Element which is part of our General Plan is in the process of being updated. It won't have any impact on our area as they are using the same list of addresses they used in the last Housing Element. The difference is that they are proclaiming an actual density on each of the areas. Ready noticed in the last review that our commercial corridor on Hesperian and Paseo Grande have large densities. She noticed that Castro Valley has taken out many of its commercial areas. Ready is asking Bohannon and the Administrator to urge the county to put an overlay on our area that takes away the housing density in these areas as Castro Valley has done. She urged the residents to follow this process as it is a very important one.

Resident Don Clowser commended the board on the weekly newsletter they are distributing and for all their dedication to the Association.

Lou Arcelli stated that he would like an item on the next agenda to address what has happened to the property owner (Tom Clements) regarding the redwood trees that were taken out without permission at the corner of Grant and Via Alamos.

Resident Gianna Babb requested that homeowners get an update on the City of Hayward's proposal for the A street extension. She requested that a copy of the letter sent on behalf of the Association to the City of Hayward be available for residents at the next Board meeting.

10.0 COMMENTS FROM BOARD MEMBERS

Director Medeiros invited residents to come to the monthly Sheriffs Advisory Meetings that are usually held in the Homes Association Community hall the second Monday of every month. He stated that at the last meeting they discussed animal control issues which were very informative. The next meeting will be held July 13 at 4:00 p.m.

Director Medeiros reported about the status of the lot at Paseo Largavista and Paseo Grande. He contacted the Bohannon Organization and they informed him that in the past there was a gas station at the site which made the ground water polluted. Bohannon has contracted a company to pump the water out of the aquifer as well as take out any noxious fumes/gases. The area is getting better. The Bohannons did not know when the area would be clear/clean, however it is getting better.

Director Medeiros announced a fund-raiser for the Hayward Area Recreational District (HARD). They will be hosting a golf tournament on July 15, 2009, with a dinner/auction to follow.

Director Martins encouraged residents to come out and participate in the Homes Associations first Fourth of July festivities which will be held on the Association grounds on Saturday, July 4, 2009.

Director Wright thanked all the residents who came prior to the board meeting who enjoy the root beer floats at the “Meet and Greet”. She hoped everyone enjoyed themselves.

11.0 ADJOURNMENT- President Bieschke adjourned the meeting at 9:51 pm

RESPECTFULLY Submitted,

Margaret Wright

Secretary-Treasurer

Recorded & Transcribed By: Kathleen Harrigan,

Reviewed By: Nancy Van Huffel, Administrator, Kathie Ready, Resident